

Date: 29<sup>th</sup> May 2022

To The Secretary BSE Ltd. Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Security Code No.: 523716	To The Secretary National Stock Exchange of India Ltd. Exchange Plaza, Plot no. C/1, G Block Bandra-Kurla Complex, Bandra (E) Mumbai - 400 051 NSE Symbol: ASHIANA
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Sub: Investor Update/Presentation for the quarter and year ended on 31<sup>st</sup> March 2022

Dear Sir,

Please find attached herewith an Investor update/Presentation for the quarter and year ended on 31<sup>st</sup> March 2022 in PDF form.

Kindly take the above presentation on record.

Thanking you,  
For Ashiana Housing Ltd.  
For ASHIANA HOUSING LTD.

  
Nitin Sharma  
(Company Secretary)  
Mem No: ACS 21191

**Ashiana Housing Limited**

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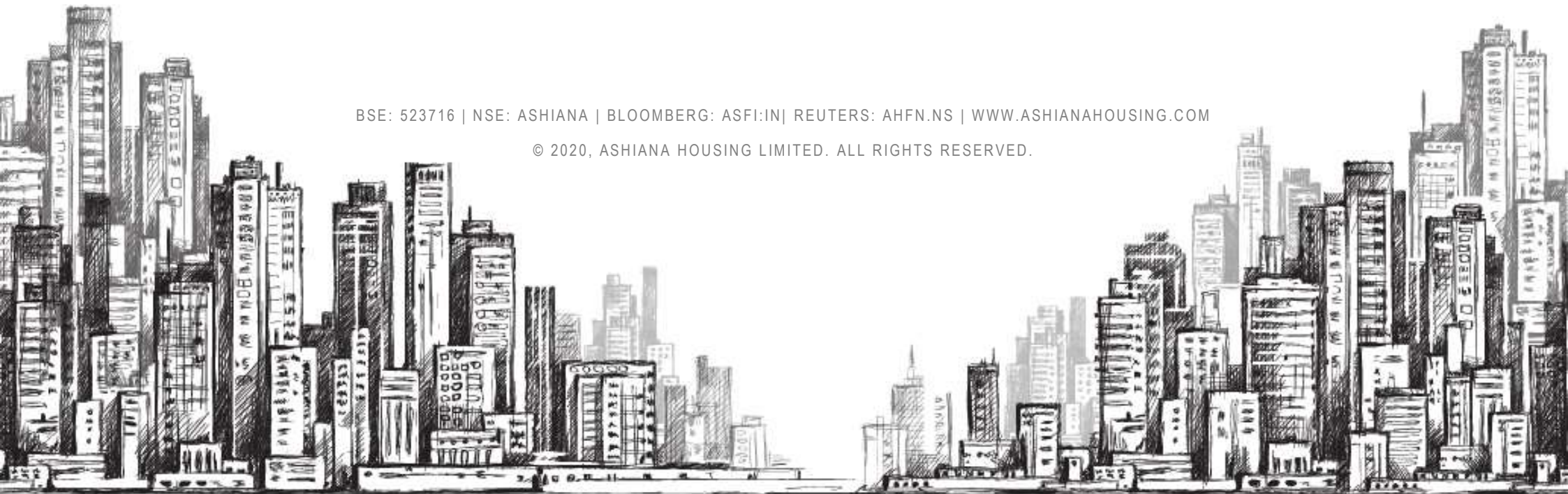


# Investor Update

For the Year and Quarter ended 31<sup>st</sup> Mar 2022

BSE: 523716 | NSE: ASHIANA | BLOOMBERG: ASFI:IN | REUTERS: AHFN.NS | WWW.ASHIANAHOUSING.COM

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# Safe Harbor

Except for the historical information contained herein, statements in this presentation and the subsequent discussions, which include words or phrases such as "will", "aim", "will likely result", "would", "believe", "may", "expect", "will continue", "anticipate", "estimate", "intend", "plan", "contemplate", "seek to", "future", "objective", "goal", "likely", "project", "should", "potential", "will pursue", and similar expressions of such expressions may constitute "forward-looking statements". These forward looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. These risks and uncertainties include, but are not limited to our ability to successfully implement our strategy, our growth and expansion plans, obtain regulatory approvals, our provisioning policies, technological changes, investment and business income, cash flow projections, our exposure to market risks as well as other risks. The Company does not undertake any obligation to update forward-looking statements to reflect events or circumstances after the date thereof.



## Saleable Area

Total saleable area of the entire project corresponding to 100% economic interest of all parties

## Ongoing Projects

Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; (ii) wherever required, all land for the project has been converted for intended land use; and (iii) construction development activity has commenced.

## Future Projects

Projects in respect of which (i) all title, development rights or other interest in the land is held either directly by our Company and/or our Subsidiaries and/or other entities in which our Company and/or our Subsidiaries have a stake; and (ii) our management has commenced with the formulation of development plans.

## Land available for Future Development

Lands in which we have obtained any right or interest, or have entered into agreements to sell/memorandum of understanding with respect to such rights or interest, as the case may be, and which does not form part of our Completed, Ongoing and Future Projects

## Project

Project includes project phases



## 01 Highlights and Overview



## 02 Ongoing Projects



## 03 Financials



## 04 Future Outlook



## 05 Annexures



# Highlights and Overview

**01** Highlights

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**02** Operational Overview

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**03** Financial Overview

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**04** Quarterly Performance

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**05** Cash Flow Position

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# Annual Highlights

- Value of Area Booked increased to INR 573.25 Crores (FY22) vs INR 534.68 Crores (FY21).
- Sales Price improved to INR 3,883 psf (FY22) vs 3,571 psf (FY21) driven by increasing prices across projects and changing mix towards higher priced projects
- Area constructed higher at 16.20 Lakhs Sq. ft. (FY22) vs 11.66 Lakhs Sq. ft. (FY21).
- Pre-tax operating cash flows was positive at INR 165.05 Crores (FY22) vs positive at INR 171.65 Crores (FY21)
- Total Revenue declined to INR 233.59 Crs (FY22) vs INR 259.31 Crs due to lower deliveries. TCI also declined to negative INR 6.56 Crs (FY22) vs positive Rs. 4.08 Crs (FY21). There was an additional impact of provision of INR 4.26 Crs for the misappropriation of funds incident discovered during the year.
- Credit Rating of the company was reaffirmed at **“A Stable”** by ICRA and CARE for FY21-22.
- New land parcels acquired in the current year in Gurgaon 22.1 acres, Pune 11.93 acres, Jaipur 8.6 acres, Jamshedpur 3.96 acres and two land parcels in Chennai of 15.64 acres and 9.93 acres. Total potential saleable area in these new parcels will be around 61 Lakhs sq ft.
- Delay in deliveries by a quarter (vis a vis expected customer handover date) expected in 7 projects: Ashiana Shubham Phase 3 and 4, Ashiana Daksh Phase 1 and 2, Sehar Phase 1 and Aditya Phase 1 and 2



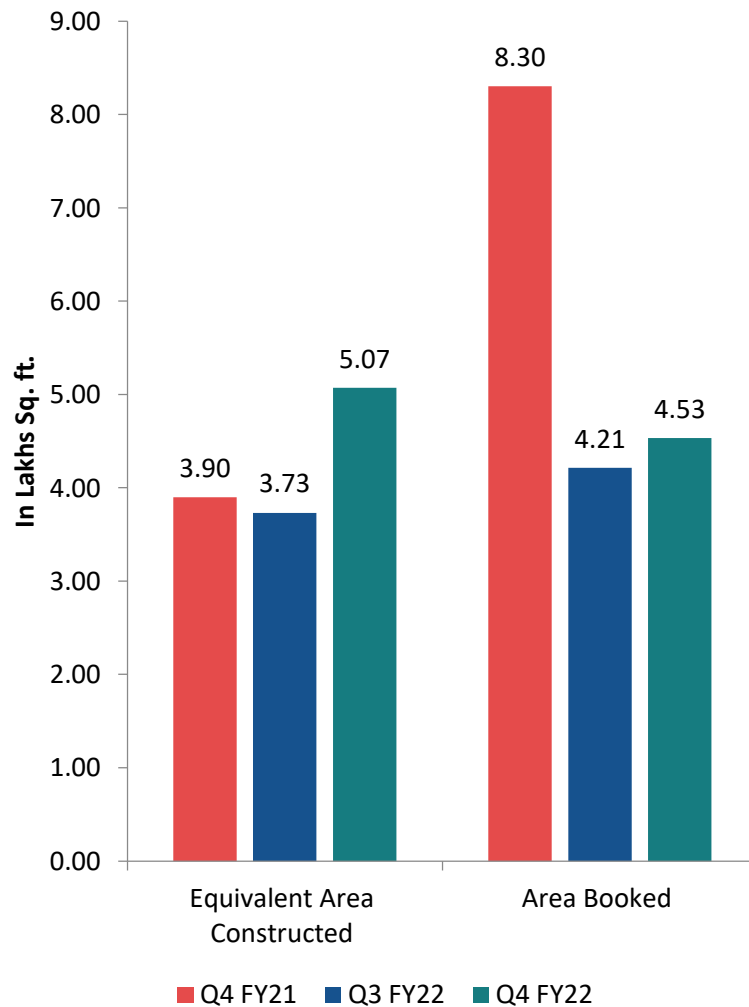
# Quarterly Highlights

- Amantaran Phase 3 was launched in Jaipur.
- Value of Area Booked improved to INR 185.57 Crores (Q4FY22) vs. INR 169.76 Crores (Q3FY22) due to increase in area bookings and also improvement in sales price.
- Area constructed was at 5.07 lakh Sq. ft. (Q4FY22) vs 3.73 lakh Sq. ft. (Q3FY22).
- Total Revenue increased to INR 78.28 Crs (Q4 FY22) vs 54.19 Crs (Q3FY22) Crs due to higher deliveries. TCI also improved to positive INR 9.22 Crs (Q4 FY22) vs negative INR 3.28 Crs (Q3FY22).





# Quarterly Operational Overview

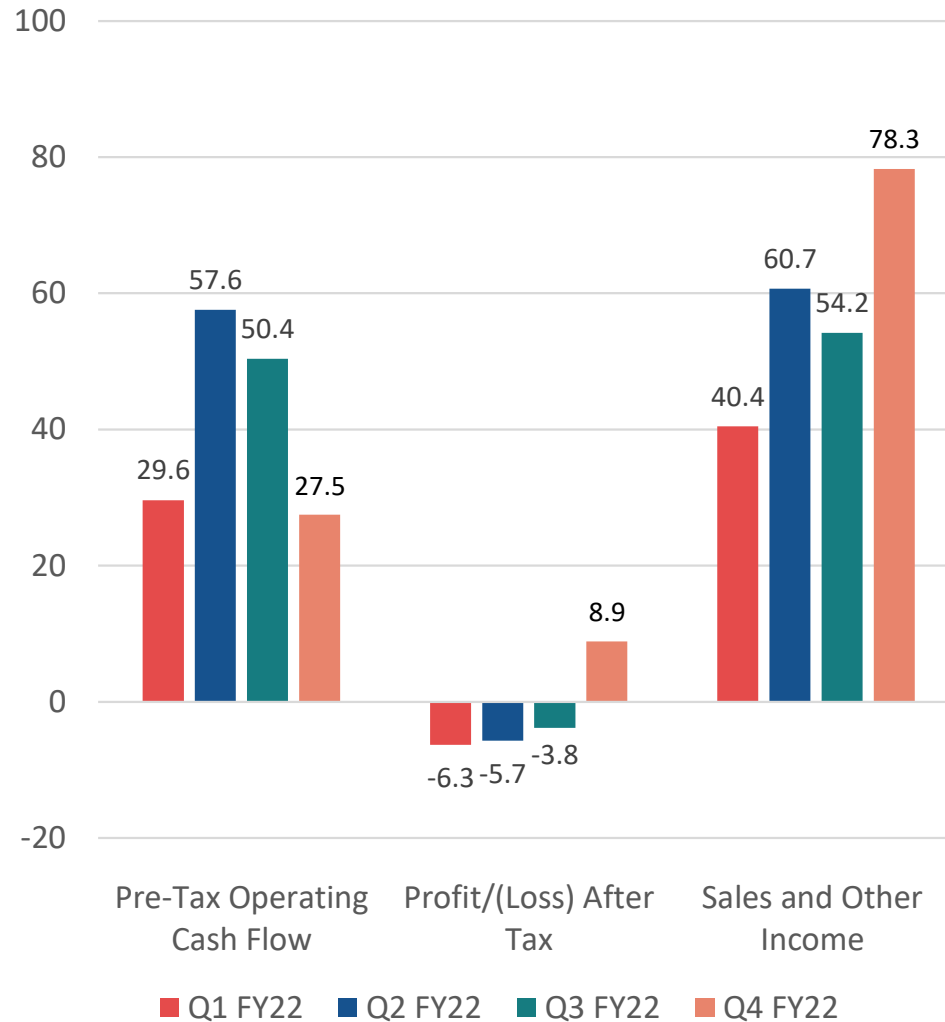


- Area booked was 4.53 Lakh Sq Ft in Q4 FY22 vs. 4.21 Lakhs Sq. ft in Q3FY22.
- EAC was 5.07 Lakh Sq Ft in Q4 FY22 vs. 3.73 Lakhs Sq. ft in Q3FY22.

*Note : \* Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.*



# Quarterly Financial



- PAT was positive at INR 8.9 Crores for Q4FY22 vis a vis net loss of INR 3.8 Crores booked in Q3FY22
- \*Pre-Tax Operating Cash Flow remained positive for all the quarters during the year



\*Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3  
 \* Q2 and Q3 numbers of Pre-Tax Operating Cashflow have been restated due to some change in classification

# Quarter wise Performance

Period	Entity	INR Crores	Lakhs Sq. ft.	Lakhs Sq. ft.	Lakhs Sq. ft.
		Value of Area Booked	Area Booked	Equivalent Area Constructed*	Area Delivered & Recognized for Revenue
FY 22	AHL	506.57	12.92	13.91	4.10
	Partnership	66.68	1.84	2.29	4.77
	<b>Total</b>	<b>573.25</b>	<b>14.76</b>	<b>16.20</b>	<b>8.86</b>
FY22 Quarter 4	AHL	172.46	4.19	4.93	1.14
	Partnership	13.11	0.34	0.14	3.33
	<b>Total</b>	<b>185.57</b>	<b>4.53</b>	<b>5.07</b>	<b>4.47</b>
FY22 Quarter 3	AHL	145.59	3.55	3.26	0.94
	Partnership	24.16	0.67	0.47	1.20
	<b>Total</b>	<b>169.76</b>	<b>4.21</b>	<b>3.73</b>	<b>2.13</b>
FY22 Quarter 2	AHL	146.01	3.95	3.52	1.37
	Partnership	19.71	0.55	0.98	0.08
	<b>Total</b>	<b>165.72</b>	<b>4.51</b>	<b>4.50</b>	<b>1.45</b>
FY22 Quarter 1	AHL	42.51	1.23	2.20	0.65
	Partnership	9.69	0.28	0.70	0.16
	<b>Total</b>	<b>52.20</b>	<b>1.51</b>	<b>2.90</b>	<b>0.81</b>
FY 21	AHL	458.63	12.73	8.76	5.63
	Partnership	76.05	2.24	2.90	2.93
	<b>Total</b>	<b>534.68</b>	<b>14.97</b>	<b>11.66</b>	<b>8.55</b>

\*Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.



# Quarterly Sales Trend

Project	Location	Q1 FY21	Q2 FY21	Q3FY21	Q4FY21	Q1FY22	Q2FY22	Q3FY22	Q4FY22
<b>AHL (Area in Sq. Ft. )</b>									
Aangan Neemrana	Neemrana	-	(690)	3,750	(1,199)	1,450	1,450	-	-
Anmol	Gurgaon	1,515	350	38,055	60,895	2,550	28,495	85,788	58,126
Tarang	Bhiwadi	5,873	14,692	5,536	20,494	16,713	15,561	9,493	5,873
Ashiana Town	Bhiwadi	9,900	27,945	20,595	26,990	5,340	17,210	-	8,890
Surbhi	Bhiwadi	(845)	1,355	14,635	-	(1,100)	4,265	1,100	(845)
THR	Bhiwadi	6,614	-	-	-	9,921	9,921	-	3,307
Nirmay	Bhiwadi	(2,787)	38,221	44,270	34,343	14,817	74,074	38,165	84,713
Dwarka	Jodhpur	1,490	5,340	15,150	18,070	3,280	48,000	24,340	14,530
Utsav Jaipur	Jaipur	-	-	-	-	-	-	-	-
Umang	Jaipur	3,525	10,115	2,665	1,63,460	19,232	49,640	47,352	33,907
Ashiana Daksh	Jaipur	13,844	18,978	79,280	35,840	7,600	11,968	19,584	3,264
Ashiana Amantran	Jaipur	18,380	(35,025)	32,510	42,095	13,185	63,350	48,370	1,29,515
Navrang	Gujarat	-	10,230	2,685	5,370	1,470	1,470	1,470	-
Shubham	Chennai	9,069	15,166	33,279	75,751	18,082	42,124	47,059	42,445
Utsav Lavasa	Pune	(880)	3,535	2,190	2,210	-	-	3,090	3,125
Ashiana Sehar	Jamshedpur	4,764	19,253	12,129	7,736	10,107	27,885	27,655	32,048
Ashiana Aditya	Jamshedpur	-	-	-	2,74,700	-	-	-	-
<b>Total - Ashiana Housing Limited</b>		<b>70,462</b>	<b>1,29,465</b>	<b>3,06,729</b>	<b>7,66,755</b>	<b>1,22,647</b>	<b>3,95,413</b>	<b>3,54,886</b>	<b>4,18,898</b>
<b>Partnership (Area in Sq. Ft. )</b>									
Vrinda Gardens	Jaipur	5,031	72,023	35,156	49,408	26,655	56,829	63,569	28,463
Gulmohar Gardens	Jaipur	5,622	27,377	15,100	10,510	1,569	(1,695)	614	5,300
Rangoli Gardens Plaza	Jaipur	-	-	-	3,680	-	-	2,333	736
<b>Total - Partnership</b>		<b>10,653</b>	<b>99,400</b>	<b>50,256</b>	<b>63,598</b>	<b>28,224</b>	<b>55,134</b>	<b>66,516</b>	<b>34,499</b>
<b>Grand Total</b>		<b>81,115</b>	<b>2,28,865</b>	<b>3,56,985</b>	<b>8,30,353</b>	<b>1,50,871</b>	<b>4,50,547</b>	<b>4,21,402</b>	<b>4,53,397</b>



# Project wise Cash Flow Position in Ongoing Projects

Entity	Location	Project	Phase	Saleable Area (Lakhs Sq. ft.)	Area Booked (Lakhs Sq. ft.)	Sale Value of Area Booked (INR Crores)	Amount Received (INR Crores)	Equivalent Area Constructed * (Lakhs Sq. ft.)
<b>AHL</b>								
AHL	Bhiwadi	Nirmay	4	2.09	1.45	54.24	18.61	0.80
	Bhiwadi	Tarang	3	1.14	0.35	10.10	5.22	0.62
	Chennai	Shubham	3	1.78	1.78	72.15	62.43	1.79
	Chennai	Shubham	4	2.46	1.99	91.68	37.84	1.18
	Gurgaon	Anmol	2	2.83	1.31	67.19	12.78	0.91
	Jaipur	Daksh	1 & Plaza	3.26	3.24	108.55	96.39	3.03
	Jaipur	Daksh	2	2.35	2.35	76.30	67.93	1.66
	Jaipur	Daksh	3	1.17	1.17	41.68	36.51	0.63
	Jaipur	Amantran	1	3.58	2.90	110.85	86.45	2.88
	Jaipur	Amantran	2	1.20	1.18	44.95	31.93	0.45
	Jaipur	Amantran	3	3.79	1.20	49.03	1.93	0.11
	Jaipur	Umang	5 & Plaza	4.17	2.96	96.83	58.23	1.65
	Jodhpur	Dwarka	4	1.28	0.82	21.80	10.18	0.46
	Jamshedpur	Sehar	1	3.44	2.63	97.35	67.70	2.62
	Jamshedpur	Aditya	1	3.55	3.55	120.96	98.79	2.87
	Jamshedpur	Aditya	2	2.75	2.75	98.57	69.53	1.20
	Pune	Utsav - Lavasa**	4	0.63				0.62
	<b>AHL Total</b>			<b>41.46</b>	<b>31.62</b>	<b>1,162.22</b>	<b>762.43</b>	<b>23.47</b>
<b>Partnership</b>								
Partnership								
<b>Partnership Total</b>	<b>Partnership Total</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Grand Total</b>	<b>AHL Total</b>			<b>41.46</b>	<b>31.62</b>	<b>1,162.22</b>	<b>762.43</b>	<b>23.47</b>

\*Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.

\*\* Construction for Phase-4 Ashiana Utsav, Lavasa is complete and OC has been applied for, it is yet to be launched for sales

\*\*\* Projects in partnerships were fully executed at the year ending 31<sup>st</sup> Mar 2022



# Cash Flow Position in Ongoing Projects

Entity	Saleable Area (Lakhs Sq. ft.)	Area Booked (Lakhs Sq. ft.)	Sale Value of Area Booked (INR Crores)	Amount Received (INR Crores)	Equivalent Area Constructed* (Lakhs Sq. ft.)
AHL	41.46	31.62	1,162.22	762.43	23.47
Partnership	0.00	0.00	0.00	0.00	0.00
<b>Grand Total</b>	<b>41.46</b>	<b>31.62</b>	<b>1,162.22</b>	<b>762.43</b>	<b>23.47</b>

- Out of a total saleable area of 41.46 Lakhs Sq. ft., 23.47 Lakhs Sq. ft. (57%) has already been constructed
- Out of the total area booked so far, an amount of around INR 399.78 Crores is to be received in due course in future

\*Equivalent Area Constructed (EAC) excludes EWS/LIG area as it is not a business activity of the company.

\*\* Projects in partnerships were fully executed at the year ending 31<sup>st</sup> Mar 2022



# Ongoing Projects

**01** Geographical Presence

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**02** Ongoing Projects Summary

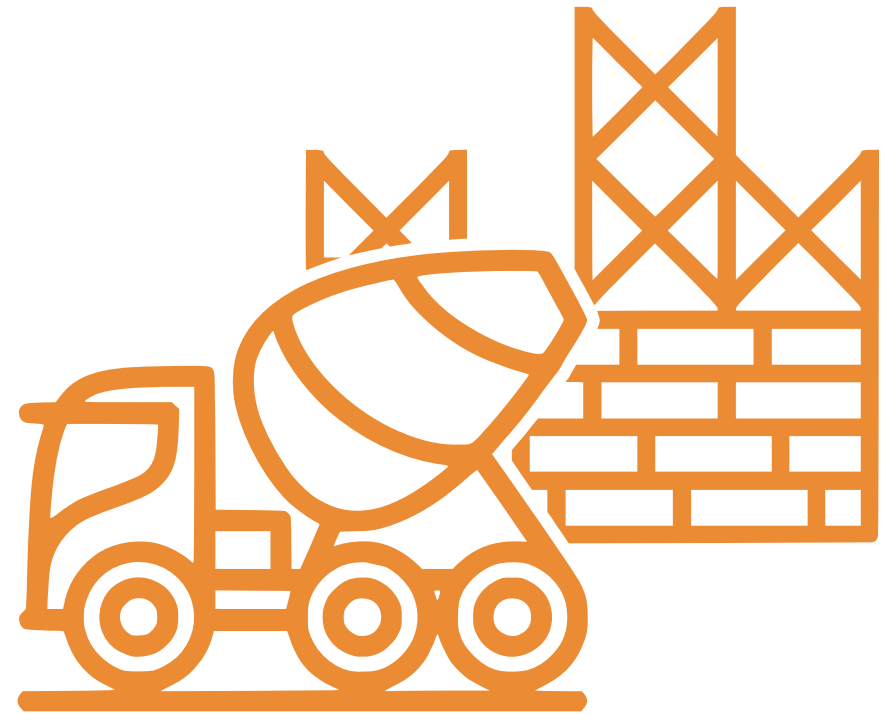
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**03** Break up of Area Booked

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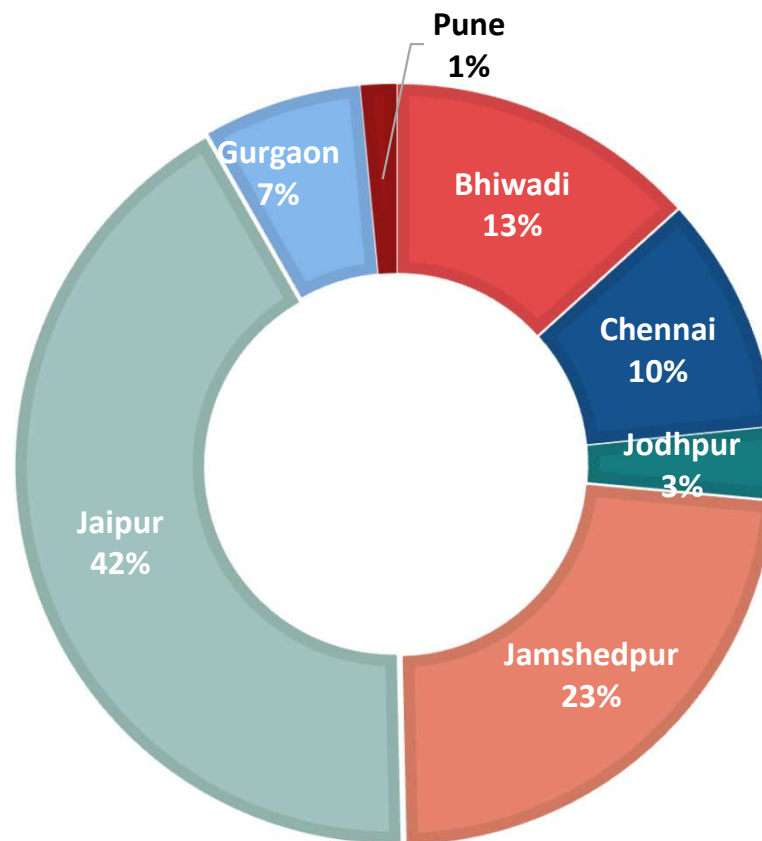
**04** Operational data - Yearly  
- Quarterly

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# Geographical Presence

## Saleable Area of Ongoing Projects



■ Bhiwadi ■ Chennai ■ Jodhpur ■ Jamshedpur ■ Jaipur ■ Gurgaon ■ Pune





# Ongoing Projects Summary – Expected Completion Timeline

Location	Project	Phase	Economic Interest	Project Type	Saleable Area (Lakhs Sq. ft.)	Area Booked (Lakhs Sq. ft.)	Timeline as per RERA**	Expected Customer Handover Date	
Bhiwadi	Nirmay	4	100%	Senior Living	2.09	1.45	Q3FY25	Q1FY24	
Bhiwadi	Tarang	3	100%	Comfort Homes	1.14	0.35	Q2FY25	Q1FY24	
Chennai	Shubham	3	73.75% of Revenue Share	Senior Living	1.78	1.78	Q3FY23	Q2FY23	
Chennai	Shubham	4	73.75% of Revenue Share	Senior Living	2.46	1.99	Q4FY24	Q3FY24	
Gurgaon	Anmol	2	35% of Revenue Share	Kid Centric Homes	2.83	1.31	Q1FY27	Q2FY25	
Jaipur	Daksh	1 & Plaza	100%	Comfort Homes	3.26	3.24	Q2FY24	Q3FY23	
Jaipur	Daksh	2	100%	Comfort Homes	2.35	2.35	Q3FY24	Q3FY23	
Jaipur	Daksh	3	100%	Comfort Homes	1.17	1.17	Q2FY25	Q1FY24	
Jaipur	Amantran	1	75% of Revenue Share	Comfort Homes	3.58	2.90	Q3FY24	Q4FY23	
Jaipur	Amantran	2	75% of Revenue Share	Comfort Homes	1.20	1.18	Q1FY25	Q1FY24	
Jaipur	Amantran	3	75% of Revenue Share	Comfort Homes	3.79	1.20	Q2FY26	Q4FY25	
Jaipur	Umang	5 & Plaza	100%	Kid Centric Homes	4.17	2.96	Q3FY25	Q3FY24	
Jodhpur	Dwarka	4	100%	Comfort Homes	1.28	0.82	Q3FY25	Q3FY24	
Jamshedpur	Sehar	1	76.75% of Revenue Share	Comfort Homes	3.44	2.63	Q2FY24	Q4FY23	
Jamshedpur	Aditya	1	74% of Revenue Share	Comfort Homes	3.55	3.55	Q1FY24	Q1FY24	
Jamshedpur	Aditya	2	74% of Revenue Share	Comfort Homes	2.75	2.75	Q2FY25	Q2FY24	
Pune	Utsav - Lavasa*	4	100%	Senior Living	0.63	0.00	OC/CC Pending		
<b>Total</b>						<b>41.46</b>	<b>31.62</b>		

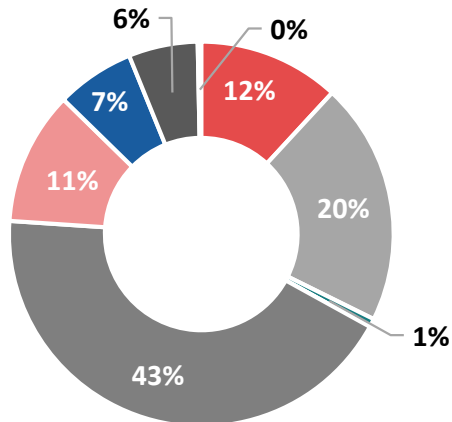
\*Phase-4 Ashiana Utsav, Lavasa Construction is complete and OC has been applied for. The Phase is yet to be launched for sales

\*\* Timeline as per RERA are the original dates but the timelines have been extended by 6 months to one year by RERA authorities due to Covid-19



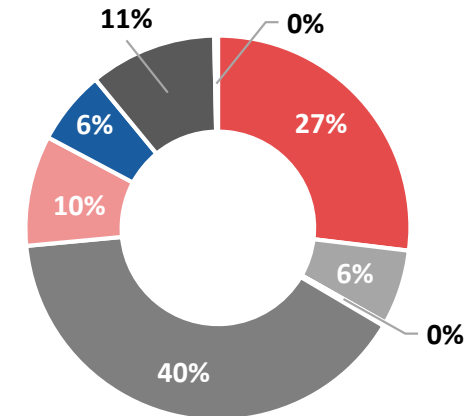
# Break Up of Area Booked (QoQ)

Q3 FY22



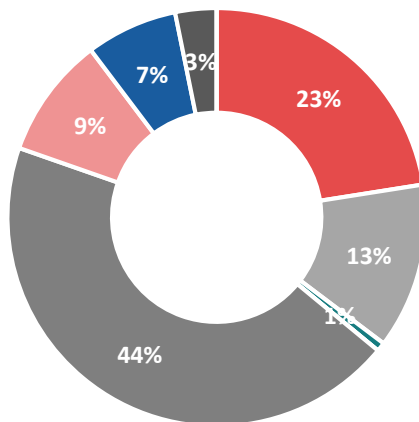
- Bhiwadi
- Neemrana
- Jamshedpur
- Gurgaon
- Jaipur
- Jodhpur
- Pune
- Chennai
- Gujarat

Q2 FY22



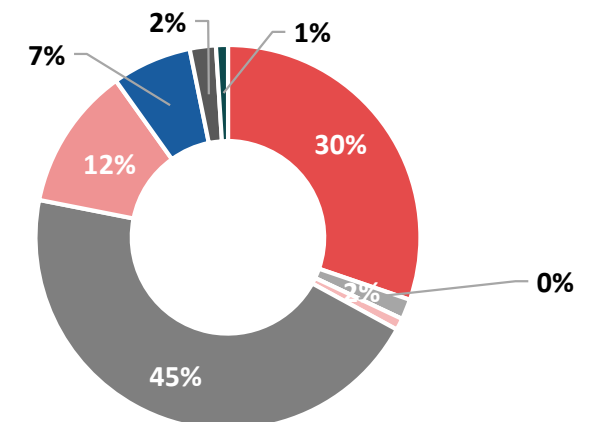
- Bhiwadi
- Neemrana
- Jamshedpur
- Gurgaon
- Jaipur
- Jodhpur
- Pune
- Chennai
- Gujarat

Q4 FY22



- Bhiwadi
- Neemrana
- Jamshedpur
- Gurgaon
- Jaipur
- Jodhpur
- Pune
- Chennai
- Gujarat

Q1 FY22



- Bhiwadi
- Neemrana
- Jamshedpur
- Gurgaon
- Jaipur
- Jodhpur
- Pune
- Chennai
- Gujarat



# Yearly Operational Data

Particulars	Unit	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22
Equivalent Area Constructed*	Lakhs Sq. ft.	17.87	22.8	23.44	17.39	8.16	7.68	9.85	11.66	16.20
Area Booked	Lakhs Sq. ft.	22.13	18.12	8.63	6.96	6.93	10.79	19.82	14.97	14.76
Value of Area Booked	INR Lakhs	64,756	54,772	28,421	22,508	21,736	33,262	67,163	53,468	57,325
Average Realization	INR/Sq. ft.	2,926	3,023	3,293	3,234	3,137	3,082	3,388	3,571	3,883



*\*Equivalent Area Constructed (EAC) does not include EWS/LIG area as it is not a business activity of the company. EAC of The Ashiana School has been excluded in this data as it was constructed with an intention to let out.*

# Quarterly Operational Data

Particulars	Unit	Q1 FY21	Q2 FY21	Q3FY21	Q4FY21	Q1FY22	Q2FY22	Q3FY22	Q4FY22
Equivalent Area Constructed*	Lakhs Sq. ft.	1.21	3.01	3.54	3.90	2.89	4.50	3.73	5.07
Area Booked	Lakhs Sq. ft.	0.81	2.29	3.57	8.30	1.51	4.51	4.21	4.53
Value of Area Booked	INR Lakhs	2,736	7,605	13,157	29,969	5,220	16,572	16,976	18,557
Average Realization	INR/ Sq. ft.	3,373	3,323	3,686	3,609	3,460	3,678	4,028	4,093



*\*Equivalent Area Constructed (EAC) does not include EWS/LIG area as it is not a business activity of the company. EAC of The Ashiana School has been excluded in this data as it was constructed with an intention to let out.*

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## 01 Financial Summary YoY

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## 02 Financial Summary QoQ

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# Financial Summary YoY (Consolidated)

Particulars	Unit	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22
Sales and Other Income	INR Crores	542.67	397.02	334.92	350.63	317.55	259.31	233.59
Operating Expenditure	INR Crores	385.47	291.00	266.92	303.37	316.84	241.11	230.71
EBITDA	INR Crores	157.20	106.02	68.00	47.26	0.72	18.20	2.89
Profit After Tax	INR Crores	105.81	67.01	38.23	13.78	(30.24)	1.72	(7.04)
Other Comprehensive Income	INR Crores	4.99	5.77	7.98	5.33	1.29	2.36	0.50
Total Comprehensive Income	INR Crores	110.80	72.78	46.21	19.10	(28.95)	4.08	(6.56)
* Pre - Tax Operating Cash Flows	INR Crores	(10.89)	(32.90)	(20.21)	16.41	34.22	171.65	165.04
EBITDA Margin	%	28.97%	26.70%	20.30%	13.48%	0.23%	7.02%	1.24%
Net Profit /(Net Loss) Margin	%	19.50%	16.88%	11.42%	3.93%	(9.52%)	0.66%	(3.01%)
TCI Margin	%	20.42%	18.33%	13.80%	5.45%	(9.12%)	1.57%	(2.81%)
Return on Average Net Worth	%	17.60%	10.60%	6.21%	2.47%	(3.78%)	0.53%	(0.86%)
Debt to Equity Ratio		0.09	0.12	0.16	0.20	0.17	0.07	0.21



\*Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3

# Financial Summary QoQ (Consolidated)

Particulars	Unit	Q4FY20	Q1FY21	Q2FY21	Q3FY21	Q4FY21	Q1FY22	Q2FY22	Q3FY22	Q4FY22
Sales and Other Income	INR Crores	98.59	38.19	50.05	89.71	81.36	40.43	60.69	54.19	78.28
Operating Expenditure	INR Crores	89.55	36.98	49.24	71.23	83.66	44.10	63.33	55.08	68.19
EBITDA	INR Crores	9.05	1.21	0.81	18.48	(2.30)	(3.66)	(2.65)	(0.90)	10.09
Profit/(Loss) After Tax	INR Crores	(8.12)	(3.27)	(2.29)	12.86	(5.57)	(6.32)	(5.74)	(3.84)	8.87
Total Comprehensive Income	INR Crores	(8.63)	(2.30)	(1.74)	13.26	(5.13)	(6.14)	(6.36)	(3.28)	9.22
* Pre - Tax Operating Cash Flows	INR Crores	5.14	10.56	30.04	63.90	67.16	29.60	57.58	50.38	27.48
EBITDA Margin	%	9.18%	3.17%	1.63%	20.60%	(2.83%)	(9.05%)	(4.36%)	(1.66%)	12.89%
Net Profit /(Net Loss) Margin	%	(8.23%)	(8.57%)	(4.57%)	14.33%	(6.85%)	(15.63%)	(9.47%)	(7.09%)	11.33%
TCI Margin	%	(8.75%)	(6.01%)	(3.48%)	14.78%	(6.31%)	(15.18%)	(10.49%)	(6.05%)	11.78%

\*Pre – Tax Operating Cashflow is a modified version of operating cashflows and not as per statutorily required AS-3

\* Q2 and Q3 numbers of Pre-Tax Operating Cashflow have been restated due to some change in classification



## 01 Future Projects Summary

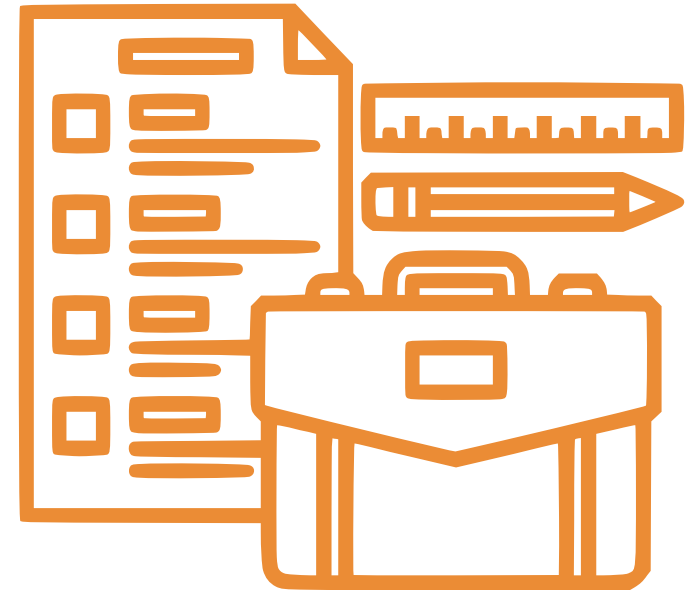
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## 02 Land available for Future Development

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## 03 Completed Projects having Inventory

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# Future Projects Summary

Location	Project	Phase	Economic Interest	Saleable Area (Lakhs Sq. ft.)
Bhiwadi	Ashiana Tarang	4,5 & 6	100%	7.51
Bhiwadi	Ashiana Adwik	1,2,3,4,&5	100%	14.00
Bhiwadi	Ashiana Nirmay	5	100%	0.30
Jaipur	Ashiana Umang	6	100%	2.12
Gurgaon	Ashiana Anmol	3	65% of Revenue	4.50
Gurgaon	Ashiana Amarah	1,2 & 3	100%	21.00
Chennai	Ashiana Shubham	5	73.75% of Revenue	2.33
Jodhpur	Ashiana Dwarka	5	100%	2.00
Neemrana	Ashiana Aangan	2	100%	4.37
Pune	Ashiana Malhar	4	68% Revenue Share	11.80
Lavasa	Utsav	5	100%	0.84
<b>Total</b>				<b>70.76</b>



# Land available for Future Development

Location	Land/ Project Name	Estimated Area (Acres)	Estimated Saleable Area (Lakhs Sq. ft)	Economic Interest	Proposed Development
Bhiwadi	Milakpur	40.63	31.00	100%	Comfort Homes/ Senior Living
Pune	Varale Land	11.93	8.90	80% Revenue Share	Senior Living
Kolkata	Ashiana Maitri/Nitya	19.72	14.88	85% Revenue Share	Comfort Homes /Senior Living
Chennai	Mahindra World City Land	15.64	12.00	100%	Senior Living
Chennai	Nemili Land	9.93	5.00	50% of the Profits	Senior Living
Jaipur	Ashiana Ekaansh	8.60	9.16	77.25% Revenue Share	Comfort Homes
Jamshedpur	Ashiana Prakriti	3.96	3.88	76.61% Revenue Share	Comfort Homes
<b>Total</b>		<b>110.41</b>	<b>84.82</b>		

*Note: Milakpur Land is under acquisition and company's writ petition is pending before the Hon'ble High Court of Rajasthan against acquisition*



# Completed Projects having Inventory

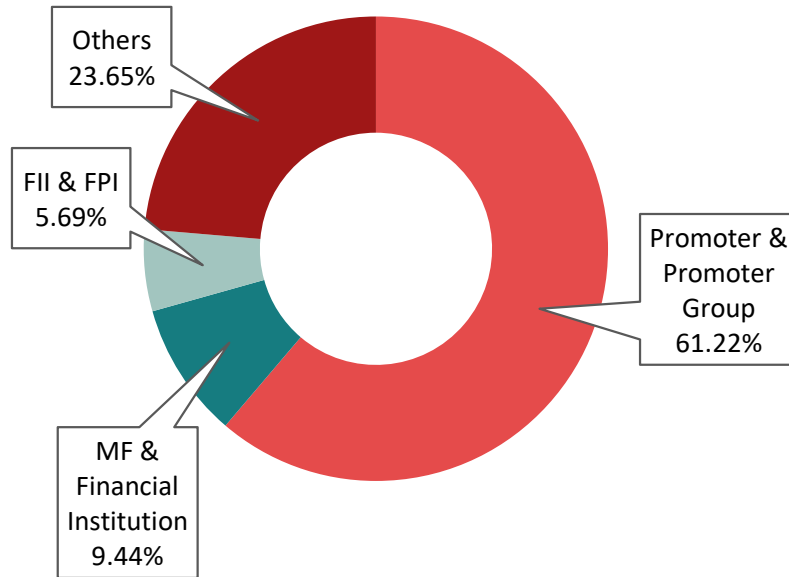
Location	Projects	Phase	Share in Project	Type	Saleable Area (Lakhs Sq. ft.)	Booked Area (Lakhs Sq. ft.)	Area Recognised For Revenue (Lakhs Sq. ft.)	Area Booked & Unrecognised For Revenue (Lakhs Sq. ft.)	Unbooked Area (Lakhs Sq. ft.)
Bhiwadi	Ashiana Tarang	1,2 & Plaza	100%	Comfort Homes	2.97	2.95	2.94	0.01	0.01
Bhiwadi	Ashiana Town	1, 2, & 3	100%	Kid Centric	15.33	13.58	13.26	0.32	1.75
Bhiwadi	Surbhi	1-5 & Plaza	100%	Comfort Homes	4.02	3.51	3.49	0.02	0.51
Bhiwadi	THR	1 & Plaza	100%	Comfort Homes	1.28	1.28	1.14	0.14	-
Bhiwadi	Utsav	2 & 3	100%	Senior Living	4.92	4.92	4.90	0.01	-
Bhiwadi	Nirmay	1.2 & 3	100%	Senior Living	5.70	5.69	4.25	1.44	0.01
Gurgaon	Anmol	1 & Plaza	65% of Revenue	Kid Centric	4.18	4.18	4.14	0.04	-
Gujarat	Navrang	1, 2 & 3	81 % of Revenue	Comfort Homes	3.27	3.26	3.25	0.01	0.01
Neemrana	Aangan	1 & Plaza	100%	Comfort Homes	4.24	4.21	4.21	-	0.03
Jodhpur	Dwarka*	1,2&3	Area Share	Comfort Homes	3.33	3.29	3.26	0.03	0.04
Jaipur	Rangoli Gardens	Plaza	50% of Profit	Comfort Homes	0.69	0.55	0.52	0.03	0.14
Jaipur	Umang	1,2,3 & 4	100%	Kid Centric	12.43	12.38	12.37	0.01	0.05
Jaipur	Vrinda Gardens	1, 2, 3A & 3B, 4 & 5	50 % of Profit	Comfort Homes	15.09	13.37	13.05	0.32	1.72
Jaipur	Gulmohar Gardens	4	50 % of Profit	Comfort Homes	0.66	0.64	0.52	0.12	0.03
Jaipur	Gulmohar Gardens	Villas	50 % of Profit	Comfort Homes	1.25	1.23	1.15	0.08	0.02
Pune	Utsav Lavasa	1, 2 & 3	100%	Senior Living	4.51	4.29	4.23	0.06	0.22
<b>Grand Total</b>					<b>83.87</b>	<b>79.33</b>	<b>76.69</b>	<b>2.64</b>	<b>4.54</b>



# Shareholding Pattern as on 31<sup>st</sup> Mar 2022

## Shareholding Pattern

Shareholding Pattern as on 31st Mar,2022



## Institutional Holding above 1%

Rank	Fund / Institution	No. of Shares	% Holding
1	India Capital Fund Limited	53,56,327	5.23%
2	ICICI Prudential Equity & Debt Fund	36,04,258	3.52%
3	SBI Contra Fund	37,69,041	3.68%
4	PGIM India Flexi Cap Fund	21,70,656	2.12%





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## 01 About Ashiana

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## 02 Business Model

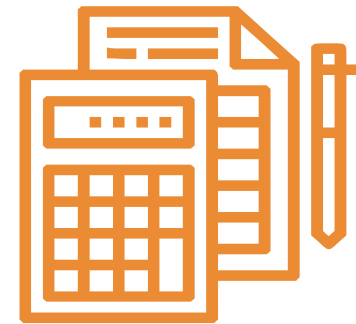
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## 03 Accolades

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## 04 Abbreviations

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 <b>Incorporation / Headquarters</b>	<ul style="list-style-type: none"><li>● 1979 in Patna, New Delhi</li></ul>
 <b>Industry</b>	<ul style="list-style-type: none"><li>● Real Estate with focus on residential apartments</li></ul>
 <b>Business Segments</b>	<ul style="list-style-type: none"><li>● Comfort Homes, Senior Living &amp; Kid Centric Homes</li></ul>
 <b>Areas of Operation</b>	<ul style="list-style-type: none"><li>● Jaipur, Bhiwadi, Jodhpur, Jamshedpur, Neemrana, South of Gurgaon (Sohna), Lavasa, Halol, Chennai and Kolkata</li></ul>
 <b>Key Metrics</b>	<ul style="list-style-type: none"><li>● 248.77 lakhs sq. ft. constructed</li><li>● Operations in 10 Locations</li><li>● 14,975 units under maintenance</li></ul>

Note: Key Metrics are updated on annual basis at the end of each Financial Year



# Business Model

## High quality in-house construction

- In house end-to-end construction capabilities – Ensure higher control over cost and quality and flexibility in execution
- Focus on use of high quality and efficient construction methodologies & techniques to help reduce time and cost

## In-house sales and marketing

- Instead of broker-driven model, Ashiana has in-house sales and marketing team
- Ensures greater ownership of customers and helps in selling projects to them in future
- High proportion of customer referral sales to overall sales due to established brand and high customer satisfaction level

## In-house Facility Management Services

- Services provided to some of the projects of Ashiana through its wholly owned subsidiary
- Other than facility management and maintenance facilities, resale and renting services also provided
- This acts as a continuous direct customer feedback channel

## Land is Raw Material

- Execution based model instead of land banking model
- Target land inventory of 5-7 times of current year execution plan





# Accolades

## Awards & Recognitions

2010	2011	2012	2013	2014	2015
<ul style="list-style-type: none"> <li>Rated by <b>FORBES'</b> among <b>Asia's 200 Best Under a Billion Dollar Companies</b></li> <li>Received <b>BMA - Siegwark</b> award for <b>Corporate Social Responsibility</b></li> </ul>	<ul style="list-style-type: none"> <li>Ashiana Aangan Bhiwadi awarded as <b>India's Best Residential Project (North)</b> by ZEE - Business RICS Awards</li> <li>Ashiana Woodlands, Jamshedpur awarded as <b>India's Best Residential Project (East)</b> by ZEE - Business RICS Awards</li> <li>Rated by <b>FORBES'</b> among <b>Asia's 200 Best Under a Billion Dollar Companies</b> twice in a row</li> </ul>	<ul style="list-style-type: none"> <li>Ashiana Aangan, Bhiwadi awarded as <b>India's Best Affordable Housing</b> by CNBC Awaaz</li> <li>Ashiana Aangan, Bhiwadi awarded as <b>NCR's Best Affordable Housing</b> by CNBC Awaaz</li> <li>Received <b>BMA - Siegwark</b> award for <b>Corporate Social Responsibility</b></li> </ul>	<ul style="list-style-type: none"> <li>Received <b>Bhamashah award</b> for <b>Contribution made in the field of Education</b> by Govt. of Rajasthan</li> <li><b>Think Media Award</b> for <b>Outstanding Corporate Social Responsibility</b> work in Real Estate Sector</li> <li>Honored by <b>Bharat Vikas Parishad Rajasthan</b> for <b>Corporate Social Responsibility</b> activities</li> </ul>	<ul style="list-style-type: none"> <li>Awarded as <b>Realty Giants North India</b> by Realty Kings North India</li> <li>Received <b>Bhamashah award</b> for <b>Contribution made in the field of Education</b> by Govt. of Rajasthan</li> <li>Ashiana Utsav, Lavasa awarded as <b>Senior Living Project of the Year in India</b> by Realty Excellence Award</li> </ul>	<ul style="list-style-type: none"> <li><b>CNBC Awaaz</b> felicitated Ashiana Housing Limited with <b>One of the Most Promising Company of the Next Decade</b></li> <li>Rangoli Gardens, Jaipur awarded as <b>The Best Budget Apartment Project</b> of the Year by <b>NDTV PROFIT</b></li> </ul>
2015	2017	2018	2019	2020	2021
<ul style="list-style-type: none"> <li>Received <b>Bhamashah award</b> for <b>Contribution made in the field of Education</b> by Govt. of Rajasthan</li> <li>Received <b>FICCI "Category"</b> - <b>CSR Award</b> for Small &amp; Medium Enterprises (SME) with turnover upto 200 crores p.a.</li> </ul>	<ul style="list-style-type: none"> <li><b>NDTV Property Awards 2016</b> felicitated "<b>Ashiana Dwarka</b>" as "<b>Budget Apartment Project of the Year</b>" in Tier 2 cities 2017</li> <li>Received <b>CIDC Vishwakarma Awards 2017</b> under the category "<b>Achievement Award for Construction Skill Development</b>" 2017</li> <li>Received <b>CREDAI CSR Award 16-17</b> under the category "<b>Education (Establishing of schools, educational institutions and creating educational facilities)</b>" 2017</li> </ul>	<ul style="list-style-type: none"> <li><b>Awarded Themed Project of the Year</b> for Ashiana Umang, Kid Centric Homes by Realty+ Excellence Awards (North)</li> <li><b>Awarded Real-Estate Website of the Year</b> for being user friendly, visually aesthetic with easy navigation by Realty+ Excellence Awards (North) 2018</li> </ul>	<ul style="list-style-type: none"> <li>Recognised for <b>Digital Campaign of the year</b> "Behatar Parvarish ka Pata" by ABP News</li> <li><b>Ranked as India's No. 1 Senior Living Brand 3 times in a row</b> by Track2 Realty</li> </ul>	<ul style="list-style-type: none"> <li>Recognised as <b>Best Theme based Project "Ashiana Anmol-Kid Centric"</b> by Realty+ Excellence Awards (North) 2019</li> <li>Ranked as <b>No. 1 Developer in North India and No. 5 in India</b> by Track2 Realty.</li> </ul>	<ul style="list-style-type: none"> <li><b>Ranked as India's No. 1 Senior Living Brand 4 times in a row</b> by Track2 Realty</li> </ul>
2022	<ul style="list-style-type: none"> <li><b>Ranked as India's No. 1 Senior Living Brand 5th time in a row</b> by Track2 Realty</li> </ul>				



These awards are a great acknowledgement of our work. However, our satisfaction comes from delivering value and differentiated product to you.



# Abbreviations

- Sq. ft.: Square Feet
- EAC: Equivalent Area Constructed
- PAT : Profit after Tax
- EBITDA: Earning before Interest, Tax, Depreciation and Amortization
- TCI: Total Comprehensive Income

